

**1. Call To Order**

The special joint Council/Planning Commission meeting was called to order at 7:00 p.m. by Mayor John Busch. Vice Mayor Frith, Councilors David, Waters and Thebach were present. Planning Commissioners Arnold, Hall, Bottorff, Waters and Rodriguez were present. Staff present: City Administrator Randy Cagle, City Planner Scott Friend, City Engineer Dave Swartz, Planning Secretary Erin Dougherty and Accounts Clerk/Administrative Assistant Marlee Mattos.

**2. COMMUNITY PARTICIPATION**

A. None.

**3. SPECIAL BUSINESS: Annexation and Development**

1. City Administrator Randy Cagle presented a brief overview of the meeting format and objectives.
2. County Supervisor Curt Josiassen stated historically the south end of the county was denied growth during the 90's due to the fact that it was ag land. Consequently, from the 90's to the present, Biggs and Gridley starved nearly to death. The county now would like to help turn these areas around. Mr. Josiassen stated he has worked as a facilitator to accomplish that goal. He stated growth in Biggs and Gridley needs to address more than homes. He does not want Biggs to become a bedroom community. We need jobs and a blended economy for healthy growth into the future.
3. Tim Rainy, President of Rainy Planning & Development, stated his company is planning to develop the Garcia, Haynes and Johnson parcels for a total of approximately 500 acres. He stated his company has applied for pre-zoning and Annexation. He stated his company is looking forward to more input from the Biggs Planning Department and would like to have their plans move forward concurrent with the Biggs General Plan revisions.
4. Jay Oman stated he represents Ridgecrest Homes for the Eagle Meadows Development. He stated they have plans for residential development with commercial development along Highway 99 on approximately 150-200 acres. He stated his company would like to have their plans move forward concurrent with the Biggs General Plan revisions.
5. Rob Aragon, Director of Community Development for JTS Communities stated they have plans to develop approximately 600 acres to the south of Biggs city limits. He stated JTS Communities has many developments under construction right now, and approaches development as "building communities". He asked if council, Planning Commissioners or members of the community have any questions.

Planning Commissioner Doug Arnold asked if there were plans to modify the 90 degree turn on Biggs/Gridley Highway? Mr. Aragon stated there was not at this time, but that could change.

Rocky Howell asked if JTS plans to build an overpass over the railroad tracks, creating a new corridor out to Hwy. 99? Mr. Aragon stated they do have plans to build an overpass and have met with the agencies that would be involved in that decision.

Mayor Busch asked if the city would lose one of their rail crossings in town. Mr. Aragon stated he is unable to answer that question at this time. There is still a lot of evaluation to be done.

Rocky Howell asked if JTS plans to put property aside for a school site? Mr. Aragon stated yes, our consultants have already met with the school district and there is a plan to set aside property for a middle school, but that may change as plans progress.

#### **4. STUDY SESSION: SETTING DIRECTION FOR DEVELOPMENT**

- A. Staff Presentation: City Planner Scott Friend stated he has prepared a presentation which attempts to answer the “Who, What, Where, When & How” of future development. He stated our General Plan has worked well for the city for the last seven years. There were no changes necessary until landowners & developers began showing interest in developing areas outside of the city limits & sphere of influence. In order to annex property, it must be within the city’s sphere of influence. In order to change the sphere of influence, it must be in our General Plan. What we are now looking at is the need to amend our General Plan. What we hope to do this evening is begin to put together a “General Plan Advisory Committee” to assist staff in amending our general plan. Amending our General Plan is a long, many faceted undertaking which will take from 12 to 24 months.
- B. General Plan Advisory Committee: City Planner Scott Friend stated we feel the committee should start with 2 council members, 2 planning commissioners as well as people from the community, business and the school district. We will flesh out the committee from that point.

Planning Commissioner Mike Bottorff asked how the plan will be implemented once it is written by the Advisory Committee? Mr. Friend stated for each section of the General Plan, the committee solicits input from the community, writes the revised section, and brings it to council for debate, acceptance or revision. He stated the development community would be expected to bear the burden of cost for this General Plan revision. Mr. Friend suggested PMC should lead the planning team, with Dave Swartz and CEC for the engineering & technical information. He stated we want a diverse group for the Advisory Committee, such as land owners, developers, business owners, elected & appointed officials and school officials.

We are currently writing a Development Impact Fee Study. Impact fees will be reviewed periodically and increased as necessary to account for inflation.

Council Member David asked how the Project Advisory Committee will interface with the Council Members, so that council will have input? Mr. Friend stated there will be

many public meetings and, in the adoption phase, public hearings, in which council will participate.

Council Member Waters asked if staff would guide the process, so the process doesn't stall? Mr. Friend stated there is a fairly well-defined process for updating a General Plan. Staff will guide the process.

County Supervisor Curt Josiassen asked why the city wasn't planning to fund their General Plan update instead of developers funding it who would then expect something back when there are no guarantees that any of these projects would clear LAFCO? He stated he feels the owners of properties west of town are in for a battle. Mr. Friend stated all property owners and developers have known from the beginning that there are no guarantees they will be able to move forward with their projects.

Council Member Waters asked what steps need to be taken to form the General Plan Advisory Committee? City Administrator Randy Cagle stated we should choose the initial two council members & planning commissioners and then listen to their recommendations to add to the committee. Mayor Busch & Vice Mayor Frith volunteered to serve on the committee, as did Planning Commissioners Mike Bottorff and Doug Arnold. After a short discussion, Biggs/Richvale School District Superintendent Dr. Lee Funk, Judith Terry, Assistant to Supervisor Josiassen, and property owner Rocky Howell were asked to serve on the committee. Motion/Second to approve the above named persons as members of the General Plan Advisory Committee. (Frith/David, M/C/U)

## **5. ADJOURNMENT**

A. Meeting adjourned by mutual consent at 8:30 p.m.

ATTEST:

APPROVED:

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Deanna Carbajal  
City Clerk

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John G. Busch  
Mayor, City of Biggs